

**CITY OF EAST PROVIDENCE  
STATE OF RHODE ISLAND  
ZONING BOARD OF REVIEW**

**A special meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, April 18, 2007, at 6:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.**

**CONTINUED BUSINESS:**

**1. ALLEN M. and JANE M. DENNISON, request permission to retain an existing deck, as well as construct an addition onto an existing single-family dwelling without complying with the minimum rear-yard and both side-yard setbacks, as well as exceed the maximum impervious lot coverage requirement, for property located at 325 NEWMAN AVENUE, being MAP 603 BLOCK 3 PARCEL 4.1, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variances)**

**2. ALBERTO CARDOSO, requests permission to convert an existing garage to a commercial enterprise, in conjunction with an existing on-site single-family dwelling, without complying with the minimum side and rear-yard setbacks, off-street parking, off-street parking setback off of Warren Avenue, and off-street parking area configuration (excessive stacking and inadequate aisle width), for**

**property located at 507 WARREN AVENUE, being MAP 307 BLOCK 10 PARCEL 15, in a COMMERCIAL 4 DISTRICT. (Dimensional Variances)**

**3. CARROLL M. VENABLE requests permission to subdivide an existing lot into two (2) distinct and separate parcels (Preliminary Subdivision approval having already been granted), resulting in designated Lot 'A' failing to comply with the minimum lot width requirement and having excessive off-street parking situated within the front-yard setback, for property located at 37 CUSHMAN AVENUE, being MAP 308 BLOCK 15 PARCEL 1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)**

**4. C and R INVESTMENTS, LLC, request permission to introduce a tattoo shop into a multi-tenant commercial building without complying with the minimum off-street parking requirements, for property located at 273 – 279 BULLOCKS POINT AVENUE, being MAP 312 BLOCK 13 PARCEL 1, in a COMMERCIAL 3 DISTRICT. (Dimensional Variance)**

**5. RICHARD J. PALUMBO, requests permission to introduce a two-unit dwelling in a commercial district, otherwise defined as a prohibited land use, for property located at the intersection of SIDNEY STREET and GROSVENOR AVENUE, being MAP 406 BLOCK 13 PARCEL 1.1, in a COMMERCIAL 1 DISTRICT. (Use Variance)**

**6. KENNETH and EDWINA GONSALVES, requests permission to retain an existing swimming pool without complying with the**

**minimum accessory setback requirement as well as exceeding both building and impervious lot coverage requirements, for property located at 57 – 59 Magnolia Street, being MAP 404 BLOCK 1 PARCEL 12, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance)**

**NEW BUSINESS:**

**1. TROPICAL ILHAS / ELAINE BRIGGS requests permission to allow “live entertainment” associated with an existing restaurant, at 472 WATERMAN AVENUE, being MAP 406 BLOCK 2 PARCEL 8, in a COMMERCIAL 2 DISTRICT. (Special Use Permit)**

**2. (A) CARLOS and MARIA BOLARINHO, request permission to retain an existing garage and decking, both of which were constructed without the benefit of a building permit, defined as an expansion of a non-conforming land use as a result of the subject property already being improved with a two-unit dwelling, for property located at 83 LEONARD AVENUE, being MAP 206 BLOCK 19 PARCEL 12, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances)**

**3. BEVERAGE HILL REALTY, LLC requests permission to engage in open storage, said accessory storage being associated with an existing landscaping operation, for property located on TAYLOR DRIVE, being MAP 502 BLOCK 02 PARCEL(S) 23 and 24, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit)**

**EDWARD PIMENTEL, AICP  
ZONING OFFICER / CLERK**

**“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE  
HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD),  
FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”**